

**TO LET**

**Roadside Retail Unit**

## **Congleton - Unit 1, Barn Road, CW12 1LJ.**



- 1,113 sq. ft (102.41 sq. m)
- Highly prominent trading location opposite Tesco, adjacent to Dominos and Shell.
- New FRI Lease - £23,000 per annum
- 181,000 people within 20 min drive time.
- 40 communal car parking spaces.



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**LOCATION**

The property is situated in Congleton, an affluent market town and a residential suburb with over 30,000 people (2021 census). Located approximately 21 miles south of Manchester and 14 miles north of Stoke-on-Trent in the County of Cheshire. Barn Road is a busy road linking directly to the Clayton Bypass, the primary road through the town which leads to the M6 via the A54 and A534.

The property is prominently positioned in a prime retail area adjacent to Dominos. Nearby occupiers include Shell, McDonalds and a Tesco Superstore. All in close proximity to Congleton Retail Park which has occupiers such , Boots, Halfords, M&S and as Bensons for Beds.

**DRIVE TIME**

<u>Location</u>	<u>Drive Time</u>	<u>Distance</u>
A536 Congleton Bypass	4 Mins	1.4 miles
M6 Junction 17	16 Mins	7.4 miles
Macclesfield	21 Mins	9.6 miles
Crewe	27 Mins	12.9 miles
Stoke-on-Trent	27 Mins	14.1 miles
Manchester City Centre	53 Mins	26.1 miles





### DESCRIPTION

A modern retail unit forming part of a semi-detached property as part of a larger development including Halfords Autocentre and National Tyre. The property is in open plan format, extending to 1,100 sq. ft. It includes a glazed retail frontage to Barn Road. The unit is of single story cavity brick and block construction under a pitched clad roof.

Internally the property is offered in shell and core condition and includes a concrete and slab floor, and blockwork walls. All mains services, include 3 phase electricity, water and gas are available.

The premises enjoy the use of 40 communal car parking spaces with Dominos and Halfords Auto Centre.

### PLANNING

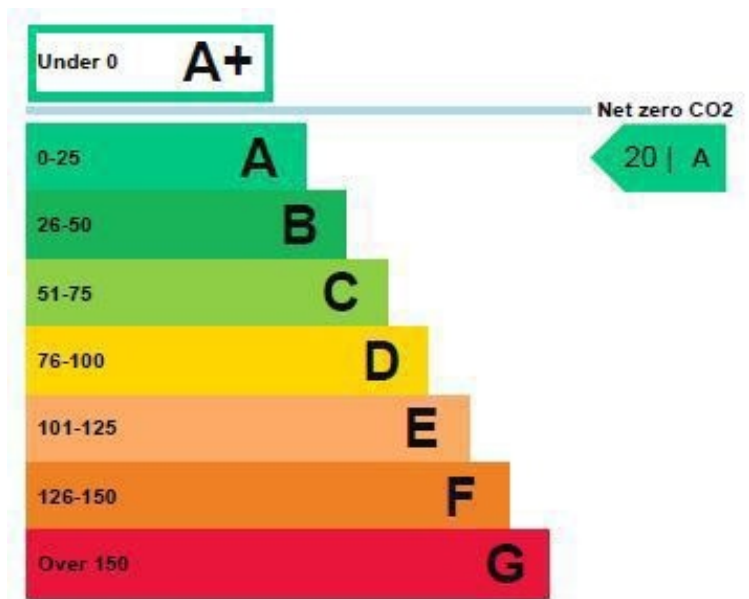
The premises has a valid planning consent for a class E use suitable for a range of retail uses.

### EPC

The property has an energy performance rating of A.

### ACCOMMODATION

DESCRIPTION	Sq. M	Sq. Ft
Shop	102.41	1,102
Car Parking Spaces		40



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### RATES

The property is assessed in the Valuation List in 1st April 2023 as: a "Shop and premises" with a Rateable Value of £21,750.

### TERMS

Leasehold offers are invited for a minimum term of 5 years at an initial rent of £23,000 per annum, subject to Terms.

### VAT

The levy Value added Tax will be charged on any transaction at the prevailing rate.

### VIEWINGS & FURTHER INFORMATION

Viewings are strictly via Hindley Lawrence. Please contact either:

#### Tony Hindley

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#### Paul Mather

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